

**29 HIGHGATE**  
**PENWORTHAM, PRESTON, PR1 0HY**

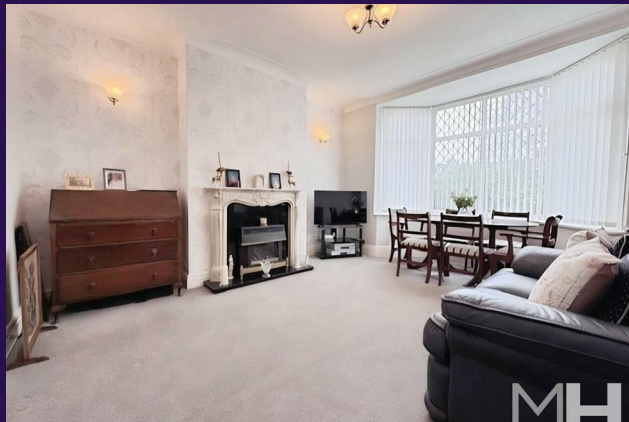
**OFFERS IN EXCESS OF £400,000**  
**FREEHOLD**

A great family home set in the heart of Higher Penwortham with four great bedrooms, two large reception rooms, generous breakfast kitchen, driveway parking and a detached garage. Enclosed sunny rear gardens, gas central heating and uPVC double glazed. Lots of character and many original features. Close to a vibrant village centre, excellent local schools, bus routes and easy access in to the city centre. To fully appreciate the size, setting and location of this wonderful home viewing is essential.

**MARIE HOLMES**  
SALES | LETTINGS | MORTGAGES

# 29 HIGHGATE

- Extended 1920's Semi Detached House • Four Bedrooms & Two Large Reception Rooms • Gas Central Heating & uPVC Double Glazing • Spacious Sunny Rear Gardens • Driveway Parking & Detached Garage • Lots of Character and Original Features • Outstanding School Catchment Area • Most Sought After Location • Close Proximity to A Vibrant District Centre Excellent Services & Amenities • Viewing Essential



## Entrance Hall

A great first impression with a wooden part glazed door to the front large porch. Original staircase to the first floor, doors off.

## Downstairs Cloakroom

With a contemporary two piece suite comprising, low suite W.C. wash hand basin set in vanity unit, heated towel rail and an opaque uPVC double glazed window to the side elevation.

## Lounge

16'2" x 12'0" (4.93 x 3.66 (4.92 x 3.65))

A great sized family lounge room with double glazed patio doors to the rear elevation, wall mounted gas fire, ceiling light T.V aerial point, radiator.

## Lounge/Diner

15'7" x 12'10" (4.75 x 3.91)

With a uPVC double glazed nay window to the front elevation, ceiling and wall lights, gas fire with a granite effect inset and hearth and an ornate mantel surround, T.V. aerial point and radiator.

## Kitchen/Breakfast Room

16'3" x 8'1" (4.95 x 2.46)

With a range of wall, drawer and base units with contrasting working surfaces, electric hob and canopied extractor hood, double electric oven, plumbed for washer, integrated fridge freezer and integrated dishwasher. There is a breakfast bar area,

uPVC double glazed windows and door access to the rear.

## First Floor Landing

With a large opaque double glazed window to the side elevation, original spindled gallery landing and doors off.

## Bedroom One

14'5" x 11'6" (4.39 x 3.51)

With a good range of fitted wardrobes, central vanity area, drawers and vanity lights, radiator, uPVC double glazed window to the front elevation, radiator.

## Bedroom Two

14'3" x 11'7" (4.34 x 3.53)

Another generous double with a range of fitted wardrobes to one wall, with top boxes and a central vanity area, uPVC double glazed window to the rear elevation, ceiling light, radiator.

## Bedroom Three

10'5" x 8'0" (3.18 x 2.44)

With a range of fitted wardrobes, dressing table and drawers, opaque uPVC double glazed window to the side, ceiling light and radiator.

## Bedroom Four

8'7" x 8'1" (2.62 x 2.46)

Another good bedroom with a uPVC double glazed window to the rear, ceiling light and radiator.

### **Family Bathroom**

With a three piece suite comprising, low suite W.C. pedestal wash hand basin, paneled bath with shower over and glazed screening. Opaque uPVC double glazed window.

### **Outside**

To the front of the property there is a feature brick built wall and gate posts to a paved driveway and a lawn garden.

### **Rear Garden**

Having a paved rear patio area and generous lawn garden with flower bed border, rear rose garden and a detached garage being approached by the driveway.

### **Disclaimer**

The information displayed about this property within these particular are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

Viewing – Strictly by prior arrangement with Marie Holmes Estates.

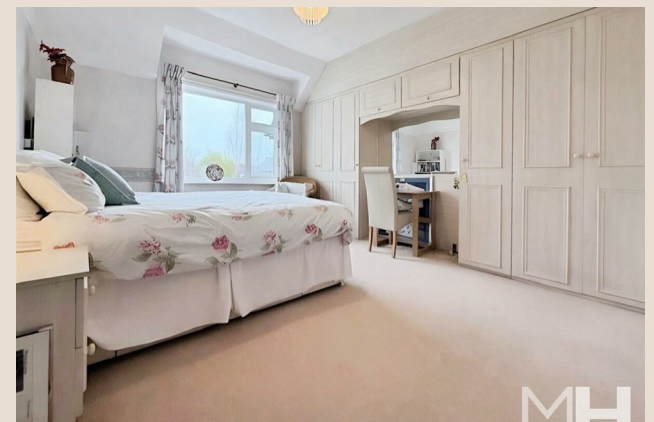
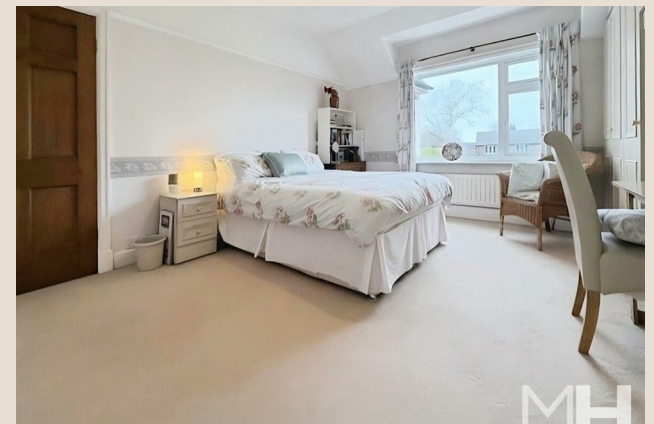
Your Own Property – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

Opening Hours

Monday Friday 9.00am till 5.30pm

Saturday 9.00am till 4.00pm

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### ADDITIONAL INFORMATION

**Local Authority** –

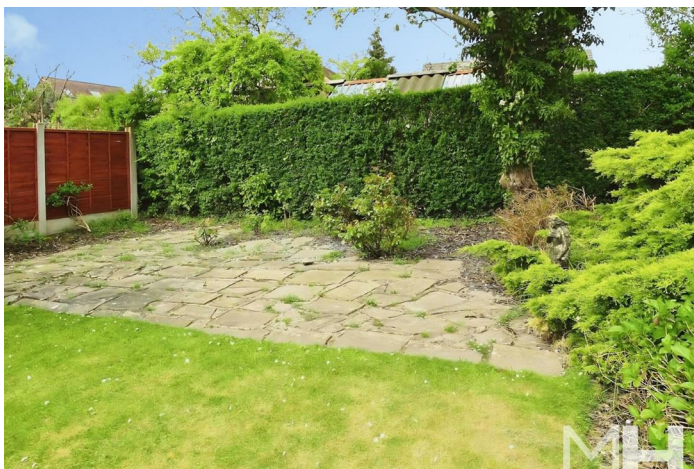
**Council Tax** – Band D

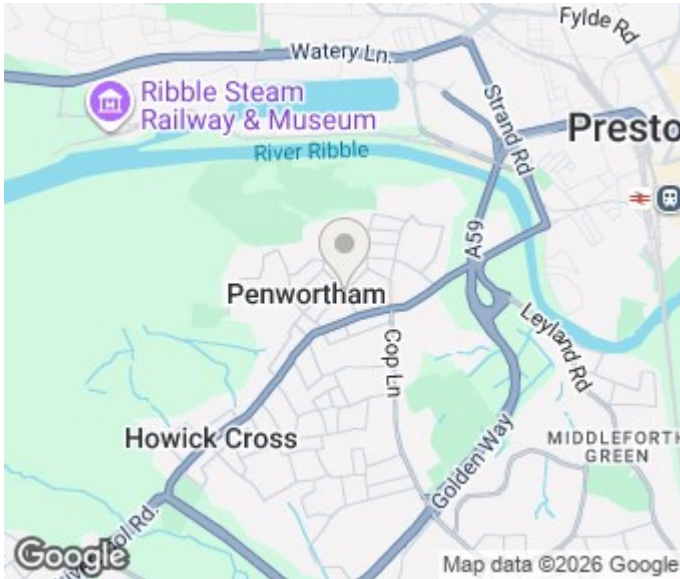
**Viewings** – By Appointment Only


**Floor Area** – sq ft

**Tenure** – Freehold

**EPC Rating** – D





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			81
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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